

REAL ESTATE COMMISSION  
Professional & Vocational Licensing Division  
Department of Regulatory Agencies  
State of Hawaii

MINUTES OF MEETING

Date: Tuesday, August 29, 1967

Place: Conference Room, 424 South Beretania Street, Honolulu, Hawaii

Present: Jack K. Palk (Oahu), Chairman                      Hiromu YamanaKa (Hawaii)  
Yukio Kashiwa (Oahu), Vice Chairman      William H. C. Young (Oahu)  
Harold J. Silva (Oahu)

James H. S. Choi, Deputy Attorney General  
Robt E. Bekeart, Executive Secretary

By Invitation

H. Dickey Thacker, representing Honolulu Board of Realtors  
Wesley F. Charlton, representing Real Estate Association of Hawaii

Absent: There being no representatives for the County of Kauai and the County of Maui, the Chair noted these vacancies for the record. Chairman Palk also made inquiry of Mr. Thacker, First Vice President of the Honolulu Board of Realtors, where that organization had taken any steps to remedy this matter of nonrepresentation from Kauai and Maui. Mr. Thacker responded that he would give the matter his attention and discuss it with the Board of Directors.

Call to Order: There being a quorum, the Chairman called the meeting to order at 9:45 a.m.

James H. S. Choi, Deputy Attorney General (vice Tom L. Peterson) was introduced to the Commission and invited guests.

Minutes: UPON MOTION, the Commission approved the minutes of Tuesday, July 25, 1967, as circulated.

Motion carried unanimously.

Financial Statement: The Financial Report for the Fiscal Year 1967 (July 1, 1966 to July 30, 1967), published as of August 29, 1967, was presented to the Commission for information. Estimated projected revenues for the above period \$88,004.50, while monies collected and deposited into the State General Fund was \$83,839.50.

The Commission accepted the report for information purposes.

Business Out of Minutes: LICENSING (Sec. 170-1. through 170-24.)  
Roy Alexander Craw, Jr. - the sponsor/employing broker, Peter T. McGovern of Hawaiian Properties, Ltd., in a telephone conversation of August 28, 1967 advised the Executive Secretary that he was seeking the Commission's approval to be released

from the July 11, 1967 written agreement he entered into on behalf of Roy A. Craw, Jr. He will address the Commission in writing and set forth the reasons for his action. The Commission agreed that Mr. Craw's future licensed movements would be monitored and authority restored only on the conditions imposed earlier and drawn up in the agreement on record.

Deferred to next meeting.

JULY 21, 1967 EXAMINATION

The Executive Secretary referred to Exhibit "A" showing the ranking of sixty-seven (67) applicants for real estate broker license which had been promulgated to the commissioners by mail.

UPON MOTION, the Commission ruled that the following applicants for real estate broker license were found qualified in the July 21, 1967 written examination:

<u>ID No.</u>	<u>Name</u>
526	ALEXANDER, Ulysses S.
503	ARAUJO, Edward H.
518	BANKS, Judson G., Jr.
560	BROOKS, C. William, II
542	BYRER, James W.
570	CARLTON, Glenn R.
541	CHING, Han Hsin
569	CHISHOLM, James E.
531	CHOI, Wallace P. H.
504	EDWARDS, Richard G.
546	HART, William J., Jr.
543	LANG, Bertrand A.
511	LEE, Oren A.
551	LENT, Jeannette H.
517	LOCHMILLER, Walter
539	LUM, Eugene K. H.
556	LYUM, David J. H.
559	McLAREN, Ennis C.
540	McLAREN, Mary Lee
502	NAKO, Fay
516	NAMKOONG, Peter T.
545	REDDING, Victor L.
534	ROGERS, Charles O.
561	STARK, Jean M.
525	SMITH, Donald C.
564	THORNTON, John P.
527	VON FRIESEN, Monica
538	YAMANE, Hiroshi
515	YOUNG, John C. S.

Motion carried unanimously

The Executive Secretary referred to Exhibit "B" showing the ranking of four hundred (400) applicants for real estate salesman license which had been promulgated by mail to the commissioners.

UPON MOTION, the Commission ruled that the following applicants for real estate salesman license were found qualified in the July 21, 1967 written examination:

<u>ID No.</u>	<u>Name</u>	<u>No.</u>	<u>Name</u>
221	ACBAYANI, Deogracias, Jr..	183	CHINN, Leonard K. Y.
136	ALDRIDGE, Frances R.	91	CHOI, Emily K.
217	ALPUERTO, Ben W.	85	CHONG, Barbara M.
95	AMERINO, Eileen S.	331	CHRISTOFFERSON, Jeanne L.
109	ANTONE, Raymond N.	178	CHUN, Wendell Q. M.
107	AONO, Laura F.	236	CLOUTIER, Robert R.
160	ARAKAKI, Mitsuhide	70	CONINE, James C.
211	AUYONG, William K. W.	145	CONOVER, Raymond D.
194	BAILEY, Gordean L.	51	CRAIN, Lorrin C.
196	BAILEY, John V.	28	CUNDIFF, Virginia May
210	BAPTISTA, Manuel K.	204	CURTIS, Claude H.
215	BEECHER, Frederick K.	45	CUSHNIE, Maailyn Z.
229	BELBIN, Phyllis J.	171	DAMATE, Martin C.
84	BERAN, Paul W.	123	DAVIS, Patricia
130	BERNS, I. Irving	19	DAWSON, William E.
121	BEYERS, Grace E.	61	DOI, Patsy M.
180	BISHOP, Ronald B.	143	DYCK, Peter Z.
122	BIXLER, Patricia P.	203	ESPERANZA, Patt G.
63	BLUM, Richard I.	90	ESTES, Robert M.
43	BOYD, Betty C.	199	FELLEZS, Sherwin K.
46	BRENNAUN, Sheldon	191	FISHEL, Frank S.
131	BRESLIN, Neal A.	82	FLEMING, Joanne B.
112	BROCK, Worley E.	89	FORSYTH, Basil
208	BROCKS, Josephine M.	202	FUKUDA, James T.
73	BROWN, Marshall E., Jr.	111	FURUTO, Yasuko
175	CABALDA, Elinio	153	GILLESPIE, Joseph C.
92	CAHILL, Stanley E.	103	GOLDBERG, Deborah A.
108	CATLIET, Marcel E.	152	GOMES, Betty Jo
65	CAMPBELL, Janet L.	218	GOO, Harry W. C.
166	CARTER, Keith A.	209	GOUEDY, Terrence R.
128	CHANG, Kaiser Y. K.	233	GRADY, Dennis M.
195	CHING, Robert W. C.	207	GREGORY, Charles E.

<u>ID No.</u>	<u>Name</u>	<u>ID No.</u>	<u>Name</u>
129	HAMILTON, Eugene	230	MIICK, Lunetta
155	HAO, George D., Jr.	370	MIRAFUENTES, Loreano P.
131	HEE, Calvin	246	MITCHELL, Buddy L.
179	HEE, RICHARD G. S.	338	MITCHELL, Olga H.
237	HIGA, Ed	329	MORAN, Muriel
190	HIRZEL, Patricia	372	MORE, James S.
132	HOCHFELSEN, Henry	307	MORITA, Nathan S.
71	HODGSON, Monty R.	334	MOTONAGA, Irene N.
192	HOLLINGER, Arthur V.	366	NAKAMOTO, LeRoy N.
164	HONG, Henry T. Y.	292	NAKAMURA, Torao
2	HORI, Noboru	315	NAKANISHI, Walter K.
74	HOTTA, Shoma	397	NESTOR, Joseph B.
57	HOUCHIN, Grace	319	NIMS, Bruce E.
101	HUNTER, Joseph S.	293	NISHIYAMA, Takeo
144	IKEDA, Fred T.	254	NOA, Fred L.
115	INGEL, Alejandro B.	336	NOTTINGHAM, Katherine
270	INOUYE, Donald T.	340	OHUMUKINI, Henry K.
149	INOUYE, Roy Y.	386	OKUNA, Tom
105	JESSUP, Richard O.	308	OLIVEIRA, Peter J.
34	JUNG, Walter	296	ORTON, Donald D.
110	KAMAHELE, Raymond K.	13	O'SHEE, Kathleen
12	KAMALI, Richard K.	338	OVERSTREET, Frederick H.
227	KANDA, Irene H.	323	PANG, Dorothy C.
198	KANNO, Horace	344	PERRY, Danny C.
56	KEALOHA, Priscilla	389	PETERSEN, Walter G.
151	KEANINI, Milton A.	32	RAPOZO, Antone F.
97	KEPILINO, Stephen	327	REED, Robert Ivor
226	KINGSLEY, Mildred L.	206	RESPICIO, Joseph C., Jr.
36	KOBAYASHI, Lawrence H.	21	ROBISON, Durrel L.
127	KRANKENBERG, Earl P.	274	ROBB, Elizabeth C.
161	KUROSU, Masao	351	RUDEN, Virginia
170	LANG, James H.	4	SAKO, Tokuma
220	LEE, James H. S.	27	SCHAEFER, Barbara H.
88	LEE, Robert E.	342	SCHAROSCH, Jerry P.
189	LEN, Norman S. H.	345	SCHAROSCH, Marvin H.
176	LONG, Lula M.	244	SCHEIDERICH, Francis E.
172	LONG, Mary	300	SCHUER, Lawrence J.
31	LOWSON, James M.	243	SEE, Doris J.
67	LUIZ, Beverly	14	SHEPERD, Floria
93	LUKE, Vernon B.	373	SHERRILL, John C.
100	LUM, Tennyson K. W.	233	SHINGAKI, Larry
10	MACHIDA, Harry T.	230	SHIRAI, Thomas
341	MANNON, Robert L.	376	SILVERMAN, Ronald D.
295	McCREADY, John H.	253	SIMMS, Carmelita G.
259	McCOOL, Gladys F.	29	SINGLETON, Harold S.
375	McDONALD, Thomas	235	SLATE, Lee
286	McKAY, Harry J.	377	SMITH, Teresa A.
242	MEDFORD, Henry	369	SNOU, Jerry L.
321	MELIM, T. Clifford, Jr.	330	SOPER, George E.
269	MESSNER, Monique	324	STEINHOFF, Felicia S.

<u>ID No.</u>	<u>Name</u>	<u>ID No.</u>	<u>Name</u>
379	STEPHANI, Carolyn J.	278	WATANABE, Frank N.
234	STROMBECK, Dorothy P.	408	WELCH, Donna J.
262	SUMMERS, Robert L.	247	WILLIAMS, Bernard N.
306	SUNADA, Joanna	354	WIRTZ, Peter
13	TAHARA, Hiroyaki	287	WONG, Henry N.
314	TAKARA, Paul J.	241	WONG, Justin F.
322	TAMURA, Akira	317	WONG, Robert W. Y.
404	TIBAYAN, Joseph R.	355	WONG, Walter
333	THARP, George V.	261	WOODRUFF, Lance
260	THOENE, Carl L., Jr.	382	YOUNG, Kimball L.
364	THOMAS, Ernest, Jr.	394	ZABLAN, Michael A.
312	TOM, Bailey H. J.	387	ZAKONYI, Joseph
298	TUTTLE, Preston H.	350	ZIMMER, Charles E.
391	UEDOI, Fred M.	352	ZIMMER, Renee J.
256	VENTURA, Jesus S.	165	CARTER, Maude C.
335	VIERRA, Karola H.	235	CHOO, Nancy A.
328	VILLANUEVA, Feladis P.	146	HAMILTON, Wallace L.
384	WADA, Kathrine	177	LLACUNA, Edward S.
250	WALKER, Jack D.	304	LOWREY, Fred M.
396	WARE, Samuel H.		

Motion carried unanimously.

ACT 187 - Real Estate Recovery Fund

In order to reflect the Commission's official position in answer to the Licensing Administrator's memorandum of June 23, 1967 which asked the commissioners to discuss the following situations and establish policy guidelines for implementation of the Recovery Fund Act.

1. Whether brokers and salesmen, who renew their licenses on January 1, 1968 and on 1969 and place them in the inactive status, are required to contribute to the Recovery Fund?

Commission response: Yes

2. Whether failure to remit contribution by broker or salesman to the Recovery Fund when renewing his 1968 and 1969 licenses is to be considered incomplete renewal?

Commission response: Yes

3. Whether those restoring their forfeited licenses as of January 1, 1968 are required to contribute to the Recovery Fund.

Commission response: Yes

The Chairman, in summarizing the Commission's position on the three questions noted that on every presentation before the 1967 Legislature his written and oral statements took into consideration the fact that licenses in both the active and inactive status were to contribute to the Recovery Fund. Further, he noted that various committee reports recommending passage of H.B. No. 777 embraced all licensees.

SUBDIVISIONS (Sec. 170-30. through 170-33.)

NARCISSUS TRACT SUBDIVISION - The Executive Secretary reported full compliance to the Commission's requirements under the Attorney's letter of July 27, 1967.

UPON MOTION, the Commission accepts as complete the Subdivision Registration Statement on the above out-of-state offering, same being filed pursuant to Sec. 170-32., R.L.H. 1955.

Motion carried unanimously.

CONDOMINIUMS (Sec. 170A-1 through 170A-46.)

The Executive Secretary presented the status table below on Horizontal Property Act registrations.

<u>PROJECT</u>	<u>REGISTERED</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>SUPPLEMENTARY</u>
The Palms No. 112	10/19/65	None	12/10/65	Pending*
Windward Villa No. II No. 132	10/24/65	None	None	Pending*
Kuhiolani Apartments	4/14/66	6/28/66	3/15/67	
Fairway Manor No. 145	5/24/66	7/29/66	3/25/67	
Ala Kimo	5/9/67	None	Pending†	
1616 Kewalo No. 171	6/9/67	7/28/67		
Koko Isle	6/20/67	Pending†		
Mokuleia Surf and Sand, Parcel I	6/28/67	None	Pending†	
Ilikai Marina Apartment Building No. 172	7/28/67	None	3/21/67	
The Greenway No. 173	7/14/67	8/28/67		

(Cont'd.) PROJECT	REGISTERED	PRELIMINARY	FINAL	SUPPLEMENTARY
Hale Pau Hana	7/20/67	Pending*		
Lahaina Roads	7/26/67	Pending*		
Kapiolani Towers	7/31/67	None	Pending*	
Kailua Village	3/21/67	Pending*		

LEGEND: \* denotes waiting examination and write-up of report.  
 † denotes waiting on Developer for fulfilling of requirement or requirements.

New  
Business:

LICENSING

NEW CORPORATIONS, PARTNERSHIPS, DBAs and BRANCH OFFICES

Corporation

Action Realty, Inc.  
 Rothwell-Bergevin, Inc.

Principal Broker  
 Betsy J. Christian  
 D'Arcy Rothwell

Partnership

Larry and Lydia Stevens

Principal Broker  
 Lawrence Stevens

DBA

Modern Realty  
 Kiy Realty

William G. Hee dba  
 Kenneth S. Kiyabu dba

Branch Office

Leo Manol, Inc.  
 Kaneohe Post Office Bldg.,  
 Kaneohe

Broker-in-Charge  
 George W. Clarke

Bishop Realty, Inc.  
 Waipahu Branch

Frederick A. Zane

Bishop Realty, Inc.  
 Aliamanu Branch

Thomas S. Evans

Kahana Realty, Inc.  
 Kailua-Kona

Clara T. Patterson

UPON MOTION, the Commission ruled that the license processings immediately above, as tentatively authorized by the Licensing Administrator, be approved and entered of record.

Motion carried unanimously.

Investigations: RE-226 KONA GARDENS SUBDIVISION

The Attorney General is to advise the Commission on whether it has jurisdiction over violations in registrations filed pursuant to Sec. 170-32., R.L.H. (ACT 154) which has been subsequently repealed by the enactment of the Uniform Land Sales Practices Act (ACT 223, L. 1967.) The violation is specifically in the unlawful use of advertising and promotional matter.

Acceptance of the registration as complete will be deferred to the next meeting. The registrant is to be notified accordingly.

RE-237 ARNOLD INABA

Continued efforts being made, within the framework of the Commission's decision to assist in the rehabilitation of the Respondent, to see the licensee employed under a responsible broker who will supervise, control and train Mr. Inaba for a full and productive livelihood.

RE-241 EDWARD J. BOSSING and HAWAIIAN OCEAN VIEW ESTATES

To be processed for a determination by the Attorney General that a charge of unlicensed activity can be sustained and the respondent prosecuted.

RE-243 KARL EMBREY and HAWAIIAN OCEAN VIEW ESTATES

Same action as immediately above in RE-241.

RE-210 MORRIS MOCHE (aka HYMAN GALEA) and HAWAIIAN OCEAN VIEW ESTATES

Assemble all current investigative matter and forward to Attorney General for a determination on the alleged charge of unlicensed activity.

RE-255 LAKEVIEW PROPERTIES

File to be forwarded to Attorney General for his conclusion on whether there are grounds for disciplinary action against the limited partners, having undivided interests in the subject property and conducting sales program as nonlicensees.

RE-257 STEWART-CARTA ASSOCIATES

File is to remain active. No additional information has been received from the West Hawaii investigator.

RE-250 CHARLES R. GALEN

Investigation Branch to re-open the case in order to determine if a specific charge of misrepresentation can be formulated by the complainant(s).

RE-260 CONNIE WIEDEMANN, INC.

After carefully reviewing the information in the investigation report the Commission observed: In some leasehold transactions there is a valid reason to hold back the net proceeds until an estate official or trust officer authorizes approval and consent is granted. On the facts presented the time to process this

transaction does not appear unreasonable, being a normal administrative time lag.

Nothing in the complaint shows that the respondent acted in an unlawful manner; further, the charge of unethical conduct, unless there are additional facts and information not held by the Commission, is not acceptable.

No action to be taken by the Commission and the complainant advised accordingly.

RE-252 BERNARD WILLIAMS and HAWAIIAN OCEAN VIEW ESTATES

A determination is to be made as to whether he has complied with the Commission's warning letter, notwithstanding the report that he has continued his selling program. Case is to remain active.

RE-256 JACK UJIMORI

The problem of the inoperative and faulty cesspool is not the direct responsibility of the respondent. Solution to the problem should be laid on the subdivider/seller.

The Commission sees no grounds for disciplinary action against the respondent and it is suggested that the complainant seek remedy from the broker's principal.

Miscellaneous: 39TH ANNUAL NARELLO CONFERENCE

It was agreed that under the "one man budget allotment" procedure Mr. Kashiwa is to be authorized to travel to the Albuquerque, N.M., meeting as Hawaii's representative.

The Executive Secretary is to query Chief Assistant Commissioner Hempel, as Program Chairman, whether representative of local real estate organizations who are in the area may attend the Association's meeting. Note is to be made that within the framework of NAREB/NARELLO relationships said representatives serve in liaison roles to the Commission.

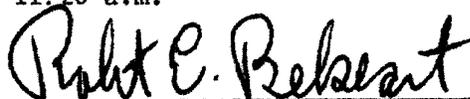
As a member of NARELLO's Board of Directors, the Chairman asked that he receive copies of the various reports, studies, surveys and memoranda the Executive Secretary forwards to various Conference committees and planning groups.

Date of Next Meeting:

The Commission will convene in the County of Maui on Friday, September 22, 1967, at a Kahului site. The monthly meeting to start at 2:00 p.m. approximately will be open to those interested. The following day, Saturday, will include field inspections of subdivisions, ten condominium projects and a meeting with land developers and county officials in the Lahaina District.

Adjournment:

There being no further business to transact, the Chairman declared the meeting adjourned at 11:20 a.m.

  
ROBT E. BEKEART, Executive Secretary